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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **July 22, 2021**. Due to the COVID-19 Pandemic, the meeting will be held virtually via communications media technology at **6:00 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
Via Communications Media Technology
Gainesville, Florida

July 22, 2021
6:00 p.m.

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	<u>Comprehensive Plan Amendments</u>	
	#50 - Bradford County Comprehensive Plan Adopted Amendment (DEO No. 21-2ESR)	7
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IV.	STAFF-LEVEL REVIEW ITEMS - None	
V.	CITIZEN COMMENTS	
	This agenda item provides an opportunity for citizens to address the Committee on any matter not included on the agenda. The comment period is limited to three minutes for each individual.	

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

June 24, 2021
6:00 p.m.

MEMBERS PRESENT

Patricia Bouie Hutchinson, Vice-Chair
Robert Brown
Jim Catron
Fletcher Hope, Chair
Tim Murphy
James Tallman

MEMBERS ABSENT

LaBarfield Bryant
Daniel Riddick
Reina Saco

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Chair Fletcher Hope at 6:16 p.m.

I. APPROVAL OF THE AGENDA

Chair Hope requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Murphy and seconded by Commissioner Bouie Hutchinson to approve the June 24, 2021 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE MAY 27, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Brown and seconded by Commissioner Tallman to approve the May 27, 2021 Clearinghouse Committee meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #44 - Alachua County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)
- #45 - Suwannee County Comprehensive Plan Adopted Amendment (DEO No. 21-1ER)
- #46 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-3ESR)
- #47 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-4ESR)
- #48 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-5ESR)
- #49 - City of Newberry Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)

ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Murphy to group Committee-Level Review Items #44 through #49 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Bouie Hutchinson and seconded by Commissioner Brown to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.

The meeting adjourned at 6:31 p.m.

Patricia Bouie Hutchinson, Chair

7/22/21
Date

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 50
Review Date: 7/22/2021 Local Government: Bradford County
Amendment Type: Adopted Amendment Local Government Item No: R210224A
State Land Planning Agency Item No: 21-2ESR

Date Mailed to Local Government and State Land Planning Agency: 7/23/2021

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies 10.50 acres from Residential, Low Density (less than or equal to 2 dwelling unit per acre) to Commercial on the Future Land Use Plan Map (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located with one-half mile of State Road 100, which is part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to the Regional Road Network are not anticipated. The local government data and analysis report indicates the adjoining segment of State Road 100 is anticipated to continue operating at the adopted minimum level of service standard of D.

The subject property is not located in an area of Natural Resource of Regional Significance identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Yes _____	No _____
Not Applicable	<u> X </u>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 51
Review Date: 7/22/21 Local Government: Alachua County
Amendment Type: Draft Amendment Local Government Item No.: CPA 03-21
State Land Planning Agency Item No.: 21-2ESR

Date Mailed to Local Government and State Land Planning Agency: 7/23/21 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

County item CPA-03-21 amends the Future Land Use Element Policy 3.11.1 regarding Rural Commercial-Agriculture uses (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The County item is not anticipated to result in significant adverse impacts to the Regional Road Network or Natural Resources of Regional Significance, as identified and mapped in the North Central Florida Strategic Regional Policy Plan, as the proposed amendment does not increase density or intensity of use.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Yes <u> X </u>	No _____
Not Applicable	_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Proposed Comprehensive Plan Text Changes

Applicant's Text Amendment (CPA-03-21) to the Alachua County Comprehensive Plan, 2019-2040

**Future Land Use Element
Policy 3.11.1**

Summary of Change

The proposed amendment is to Future Land Use Element Policy 3.11.1, concerning the Rural Commercial Agriculture land use designation

OBJECTIVE 3.11 - RURAL COMMERCIAL USES

Policy 3.11.1 *Rural Commercial-Agriculture uses are shown on the Future Land Use map. The standards for Rural Commercial-Agriculture uses outside of rural clusters are as follows:*

- a) Development of Rural Commercial-Agriculture uses shall be required to meet all concurrency requirements.*
- b) Development shall be required to minimize access from arterials and collectors. Whenever possible, driveways shall use common access points to reduce potential turn movements.*
- c) ~~Unless otherwise permitted as a Special Exception by the Board of County Commissioners, A maximum of 10,000~~ 3,000 square feet of gross leasable area shall be permitted for non-residential uses on each Rural Commercial-Agriculture parcel.*
- d) ~~Permitted uses may include~~ are limited to neighborhood convenience centers consistent with Objective 3.8., offices consistent with Policy 3.9.1., sit down restaurants one single family residential unit. Uses permitted by special exception shall include local grocery stores consistent with Policy 3.11.1(c), small markets and produce stands, rural medical and veterinary clinics, sales and service of farm equipment and supplies, farmer's markets, agricultural products distribution and agricultural services as defined in the Alachua County Unified Land Development Code to serve the rural area.*

